030.A	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	460,500 / 460,500
					USE VALUE:	460,500 / 460,500
					ASSESSED:	460,500 / 460,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	HALLAHAN WILLIAM J & ANN C	
Owner 2:		
Owner 3:		
Street 1:	PO BOX 515	
Street 2:		
Twn/City:	BRADFORD	
St/Prov:	NH Cntry:	Own Occ: N
Postal:	03221	Type:

PREVIOUS OWNER

Owner 1:	TYRELL KEVIN M/MORIAH D -
Owner 2:	-
Street 1:	79 HARLOW ST #1
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1050 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	457,200	3,300		460,500
Total Card	0.000	457,200	3,300		460,500
Total Parcel	0.000	457,200	3,300		460,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.57 | /Parcel: 438.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 220261
GIS Ref:
GIS Ref:
Insp Date: 08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 030.A-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	450,400	3300	.		453,700	453,700	Year End Roll	12/18/2019
2019	102	FV	468,000	3300	.		471,300	471,300	Year End Roll	1/3/2019
2018	102	FV	413,800	3300	.		417,100	417,100	Year End Roll	12/20/2017
2017	102	FV	377,100	3300	.		380,400	380,400	Year End Roll	1/3/2017
2016	102	FV	377,100	3300	.		380,400	380,400	Year End	1/4/2016
2015	102	FV	348,400	3300	.		351,700	351,700	Year End Roll	12/11/2014
2014	102	FV	332,400	3300	.		335,700	335,700	Year End Roll	12/16/2013
2013	102	FV	324,200	0	.		324,200	324,200		12/13/2012

!14485!

PRINT

Date	Time
12/11/20	04:19:59

LAST REV

Date	Time
10/26/20	09:05:28

danam

PAT ACCT. 14485

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TYRELL KEVIN M/	58434-369		2/6/2012		339,000	No	No		
ALVARADO DYALA	53550-72		9/17/2009		325,000	No	No		
WHITESIDE JOSEP	38529-483		3/26/2003		332,000	No	No		
SCHAEFER SHELLE	31529-328		6/22/2000		280,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	777	Redo Kit	25,000	C				
3/29/2017	342	Re-Roof	9,445	C				
12/4/2015	1884	Solar Pa	8,000					
10/10/2015	1462	Solar Pa	4,000					
4/23/2010	353	Manual	3,000					INSULATE

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Measured	DGM	D Mann
2/27/2013	Inspected	BR	B Rossignol
5/5/2012	MLS	EMK	Ellen K
5/16/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7188																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561638
Depreciation:	104465
Depreciated Total:	457173

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	455.33
Special Features:	0	Val/Su Net:	397.57
Final Total:	457200	Val/Su SzAd	435.43

SKETCH

UnSketched SubAreas:
GLA: 1050,
BMT: 100,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,050	394.230	413,939
BMT	Basement	100	118.270	11,827

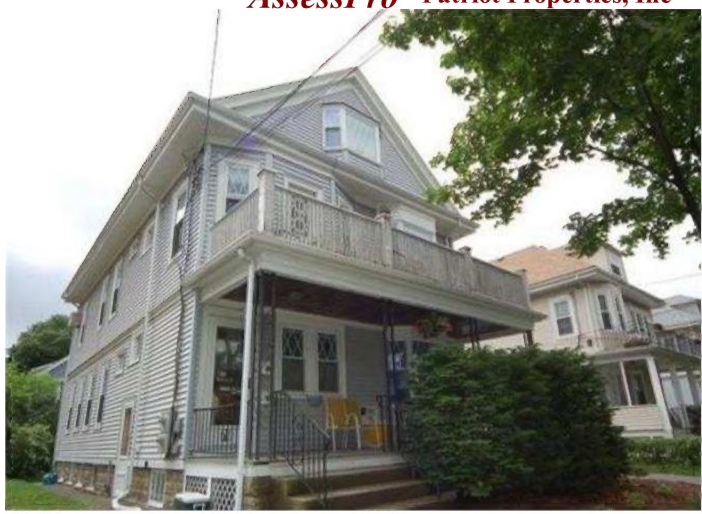
Net Sketched Area:	1,150			Total:	425,766
Size Ad	1050	Gross Are	1150	FinArea	1050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.A-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1920	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300